



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
www.jeffersoncitymo.gov

Date filed:

APPLICATION TO THE BOARD OF ADJUSTMENT

1. The undersigned hereby request(s) the following:
 - ☐ Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)
 - ☒ Variance (Section 35-73B; Section 35-71, Site Plan)
 - ☐ Appeal of Administrative Decision (Section 35-73C)
 - ☐ Chapter 3, Advertising and Signs: Signage Variance or Conditional Use Sign Permit
 - ☐ Chapter 8, Article V, Flood Hazard Regulations; Variance to Flood Hazard Regulations
 - ☐ Other (including Interpretations; please describe in #2 below)
2. Describe exactly the type of project proposed or what is being requested and the purpose of the request. Cite affected Section numbers if known (or attach separate sheet).

Request a change in set backs to the following. Right side of house 2',
set back of 1' from property line to driveway and a 9' drive along the house.
3. The application is filed for the following described real estate: (the correct legal description of the property must be printed below or attached to this application).

A. Street Address: 415 Marshall

B. Property Description: See attached
4. A **site plan in accordance with Section 35-71** is required for conditional use permits and variance applications. A "sketch" site plan may be required for other applications such as conditional use sign applications.
5. **Filing fee:** A check payable to the "City of Jefferson" for the application filing fee must be attached to this application. The applicable filing fee is identified in Appendix Y.
6. **Response to Required Findings:** Applicant responses to required findings must be attached. The required findings vary based on type of application as follows:
 - a. Setback, lot area or dimension variance – Addendum A (Density and Dimensional)
 - b. Height variance – Addendum B
 - c. Fence height variance – Addendum C
 - d. Number of parking spaces variance – Addendum D
 - e. Location of off street parking variance – Addendum E
 - f. General Variance (variances not associated with other addendums) – Addendum F
 - g. Conditional use permit – Addendum G
 - h. Telecommunication facility conditional use permit – Addendum H
 - i. Signage:
 1. Signage variance – Addendum I
 2. Conditional use sign permit – Addendum J
 - j. Appeals of administrative decision – Addendum K

(continued on next sheet)

7. The undersigned certify to be all of the owner(s) of the above described property and that the submitted information (including all attachments to this application) is true and correct. (All owners of this property must sign and the signatures must be notarized).

Colleen Carl
Property Owner Signature

Colleen Carl Assistant Director
Printed Name/Title (type or print)

Property Owner Signature

Printed Name/Title (type or print)

Subscribed and sworn before me this 7 day of April, 2016.



TERESA J. STULL
My Commission Expires
February 4, 2018
Cole County
Commission #14575039

Teresa J. Stull
Notary Public

Applicant (if different from property owner):

Name	Kyle Kittrell
Mailing Address	1420 Creek Trail Drive, Jefferson City, MO 65109
Phone Number	573-353-3662

Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



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Project Information (Please use additional sheets if necessary)

Name of Project	Variance Request to 415 Marshall
Location /Address	415 Marshall
Submitted by	Kyle Kittrell, Construction Manager
Applications Submitted (Check box)	<input type="checkbox"/> P&Z: <input type="checkbox"/> Zoning Amend <input type="checkbox"/> Comp Plan Amend <input type="checkbox"/> Special Exception <input type="checkbox"/> PUD <input type="checkbox"/> Sub. Plat <input type="checkbox"/> Annexation <input type="checkbox"/> BOA: <input type="checkbox"/> CUP <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal <input type="checkbox"/> Staff: <input type="checkbox"/> Site Plan <input type="checkbox"/> Bldg. Plans <input type="checkbox"/> Grading Plan <input type="checkbox"/> Change of Use <input type="checkbox"/> Temp Use <input type="checkbox"/> Other

Consultant(s) (List lead consultant and all others who are responsible for major project elements)

Lead Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			

Property Owners/Applicants (List owner; Mark "X" next to the name of the primary contact)

Owner Name	River City Habitat for Humanity		
Address	1420 Creek Trail Drive, Jefferson City, MO 65109		
Telephone No.	573-353-3662	Fax No.	573-635-2106
E-Mail	kyle@rivercityhabitat.org		
Applicant Name			
Address			
Telephone No.		Fax No.	
E-Mail			

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Jefferson City Board of Adjustment Application
Addendum A – Density and Dimensional Standards

To be used for variance requests dealing with setbacks, lot width, or lot area.
(Section 35-73.B.4.b and c.(1))

Property Address 415 Marshall

Applicant Name River City Habitat for Humanity, Kyle Kittrell

Provide responses to the following required findings. State all reasons for your answer and use additional pages to complete your answer if necessary.

General Findings:

1. Would the proposed variance eliminate an adequate supply of light or air to the adjacent property?

No it will not. This property is located on a hill across from Siminon 9th Grade Center. Also there are not any lots behind the property. So the lot is open on the front and back side. This allows for a clear area in both the front and back for light and air.

2. Would the proposed variance substantially increase congestion on the public street?

No it will not. This street only has houses on the east side with low volumes of traffic. The family that will live there has one vehicle and will be able to use the driveway.

3. Would the proposed variance increase the danger of fire or endanger the safety of the public?

No it will not. Marshall has easy access for fire vehicles and driveway can be used for access to the back.

4. Would the proposed variance be unduly injurious to the use and enjoyment of the adjacent property?

No it will not. The variance will not result in any increased safety hazard. Based on the duplex structure we removed from the property, this single family home will be a significant improvement.

5. Would the proposed variance substantially diminish property values in the neighborhood?

No it will not. This house will appraise equal to or greater than the other houses along the street.

6. Would the proposed variance be in keeping with the general spirit and intent of the Zoning Code?

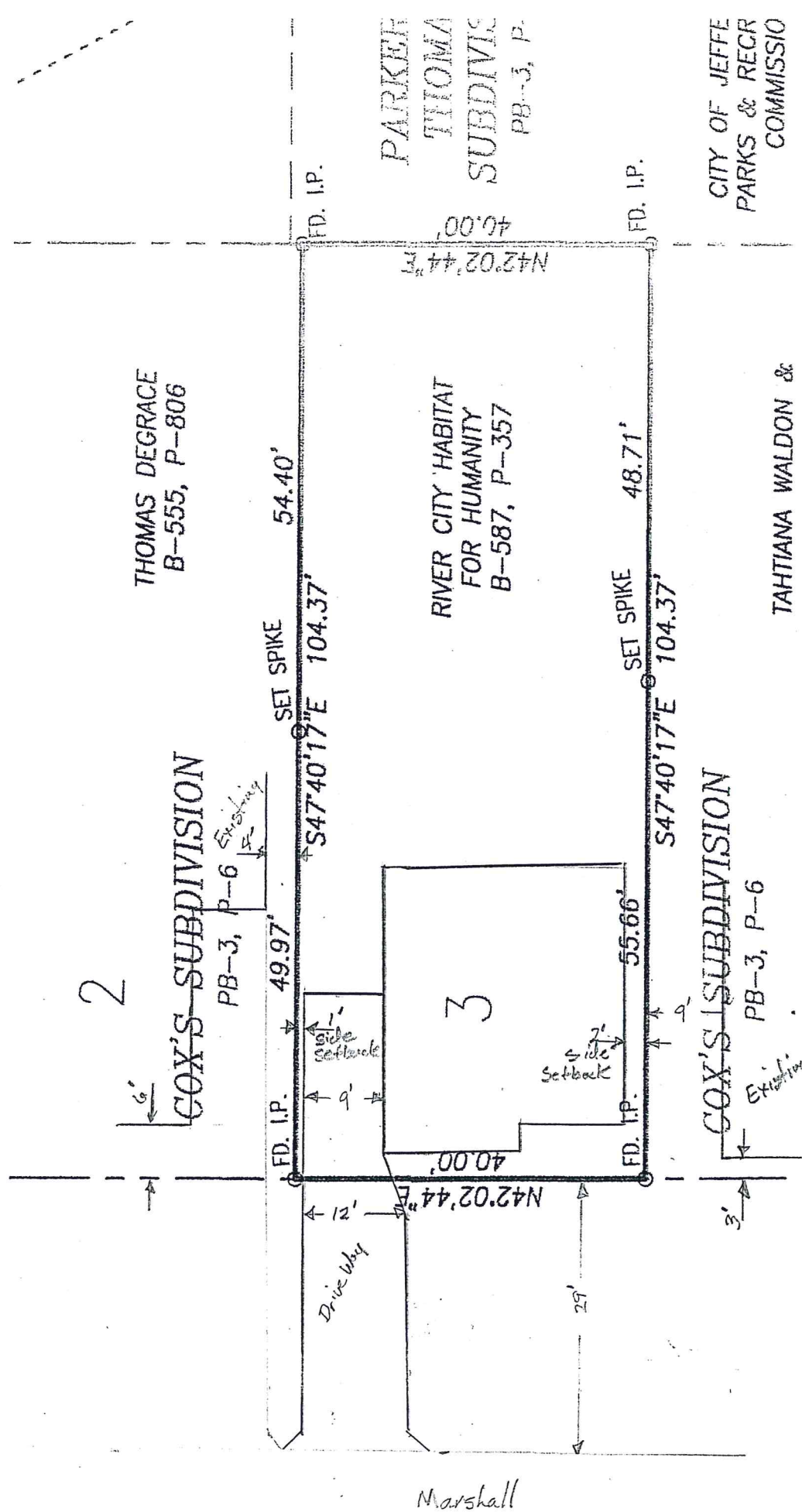
Yes it does. It is difficult to build in the City on these small 40ft wide lots without some variances. This house will be built to the same standard as other Habitat for Humanity homes. To accomplish this the variances are needed.

Specific Findings:

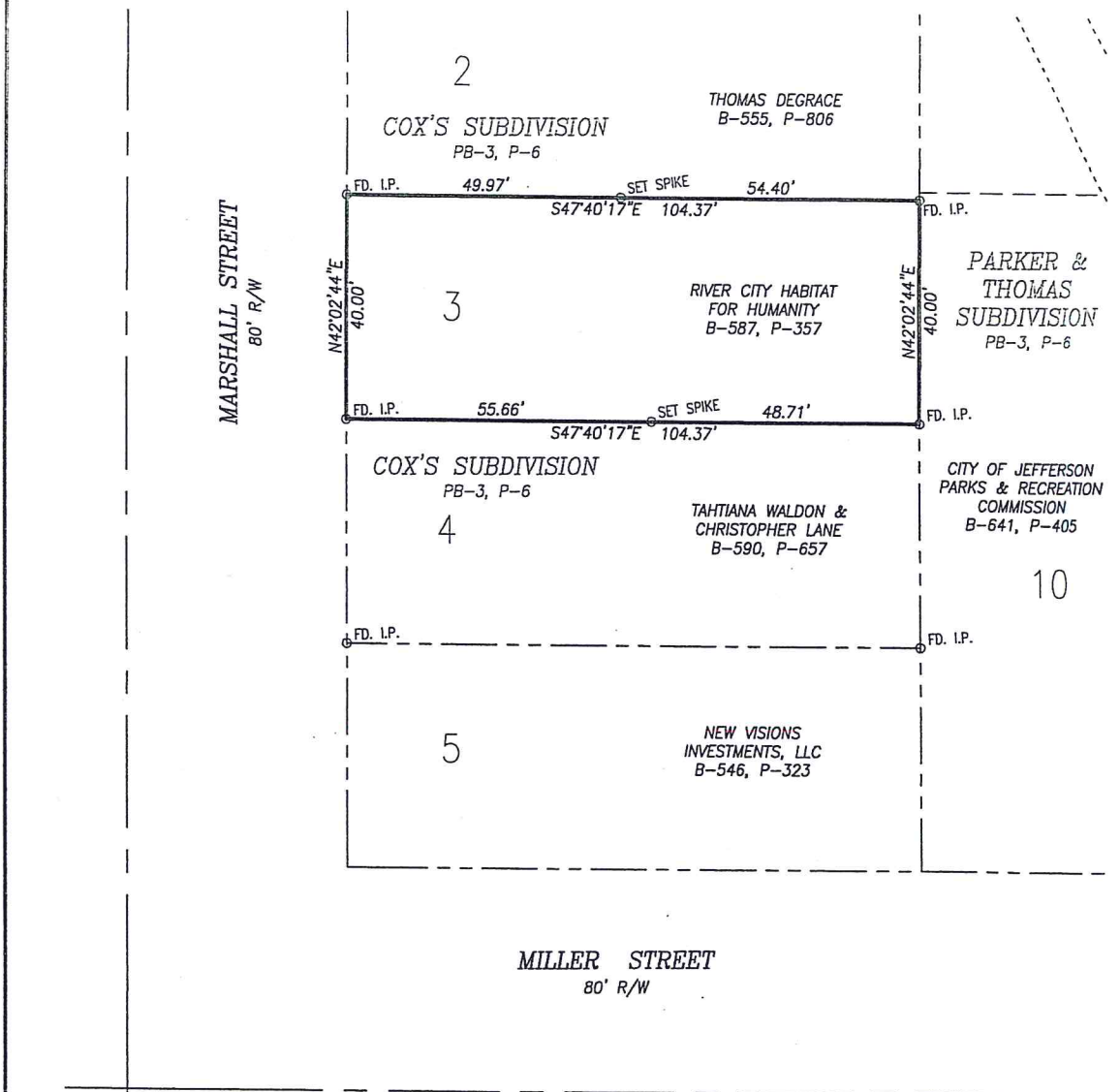
1. Are there practical difficulties associated with the premises which under strict and literal adherence to the provisions of this chapter would cause an unnecessary hardship?

Without these variances a home can not be built on this site.

RESURVEY OF LOT 3 OF COX'S SUBDIVISION
AS RECORDED IN PLAT BOOK 3, PAGE 6.
COLE COUNTY RECORDER'S OFFICE.



RESURVEY OF LOT 3 OF COX'S SUBDIVISION,
AS RECORDED IN PLAT BOOK 3, PAGE 6,
COLE COUNTY RECORDER'S OFFICE.



1 inch = 20 feet



(Graphic Scale - Feet)

BEARING BASE

C.M.P.S., Inc. Data Base in the City of Jefferson previously tied to control monuments based on the Missouri State Plane Grid System, Central Zone, (NAD 27).

NOTES:

1. Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property record easements, building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Kyle Kittrell, a Resurvey of Lot 3 of Cox's Subdivision, as recorded in Plat Book 3, page 6, Cole County Recorder's Office, was made under my personal direction as shown hereon. This resurvey was performed in accordance with the requirements of the Missouri Minimum Standards for an Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 3rd day of May, 2016.



J. Brian Rockwell, MO. PLS #2524
CENTRAL MISSOURI
PROFESSIONAL SERVICES
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000355

TITLE RESURVEY OF LOT 3, COX'S SUBD.

FOR RIVER CITY HABITAT FOR HUMANITY



Central Missouri Professional Services, Inc.

ENGINEERING - SURVEYING - MATERIALS TESTING

2500 E. McCARTY
JEFFERSON CITY, MISSOURI 65101

Phone (573) 634-3455
FAX (573) 634-8898

DATE 03/03/2016

DRN. BY J.B.R.

SCALE 1" = 20'

BOOK

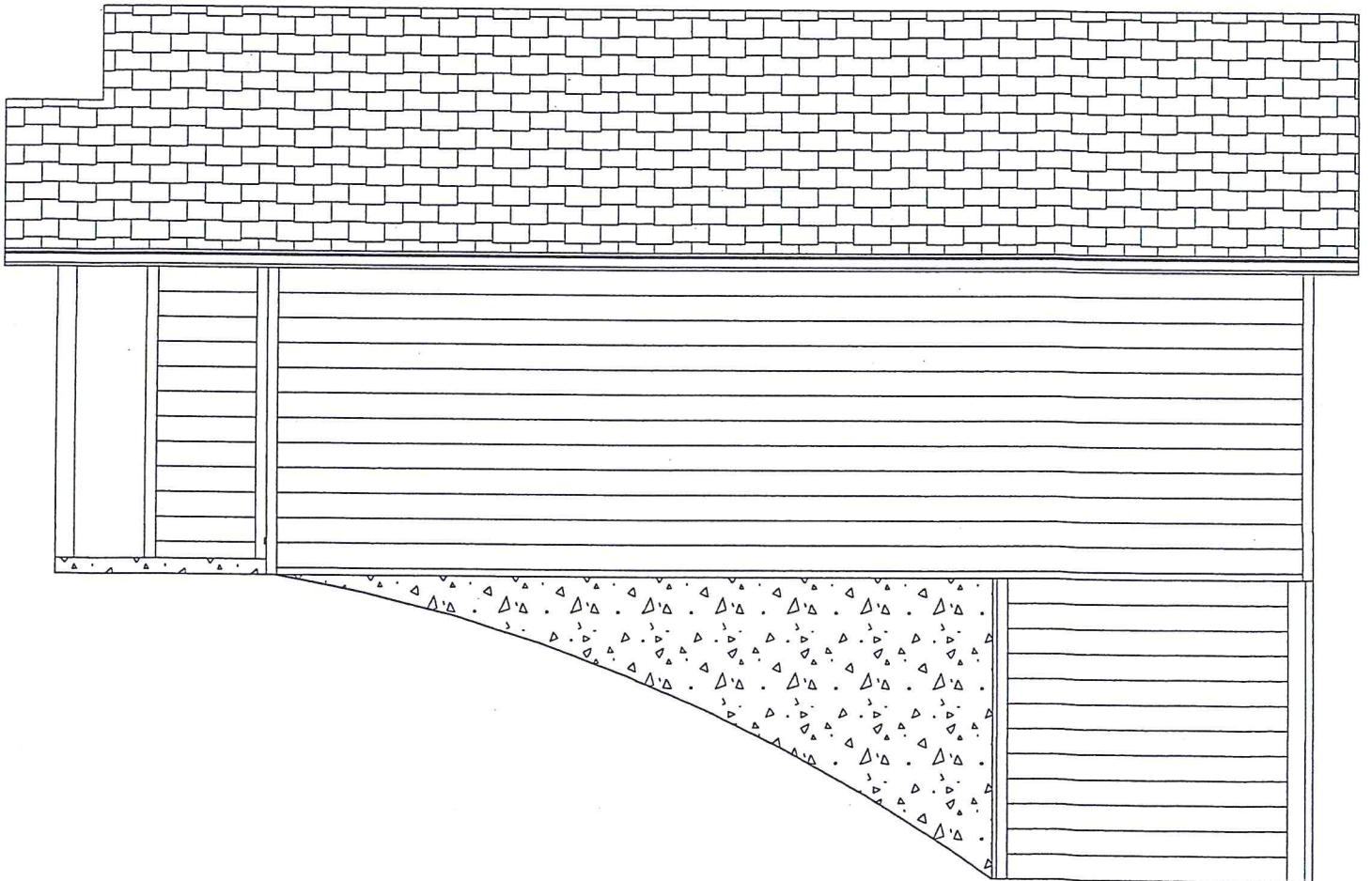
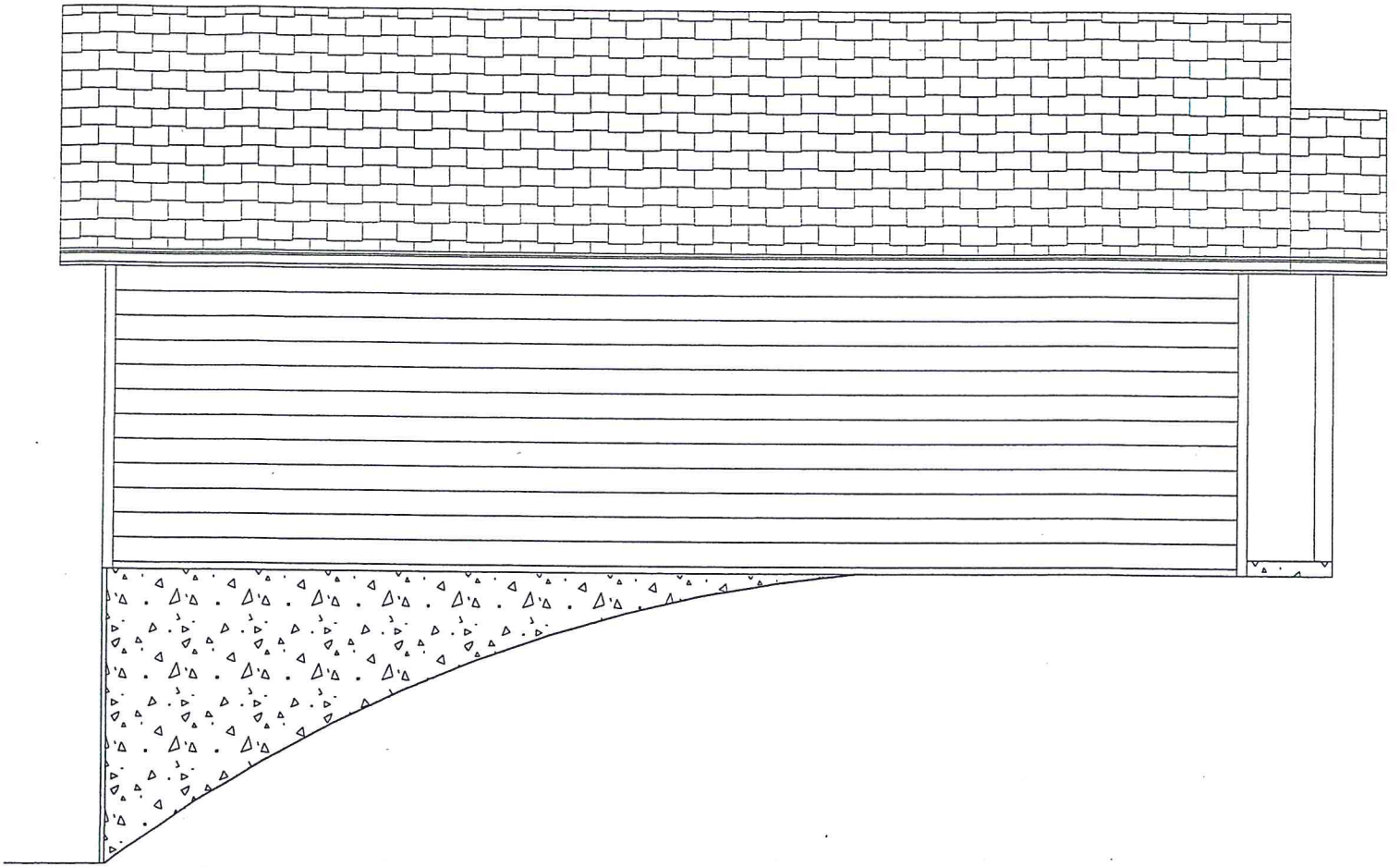
REV.
DATE

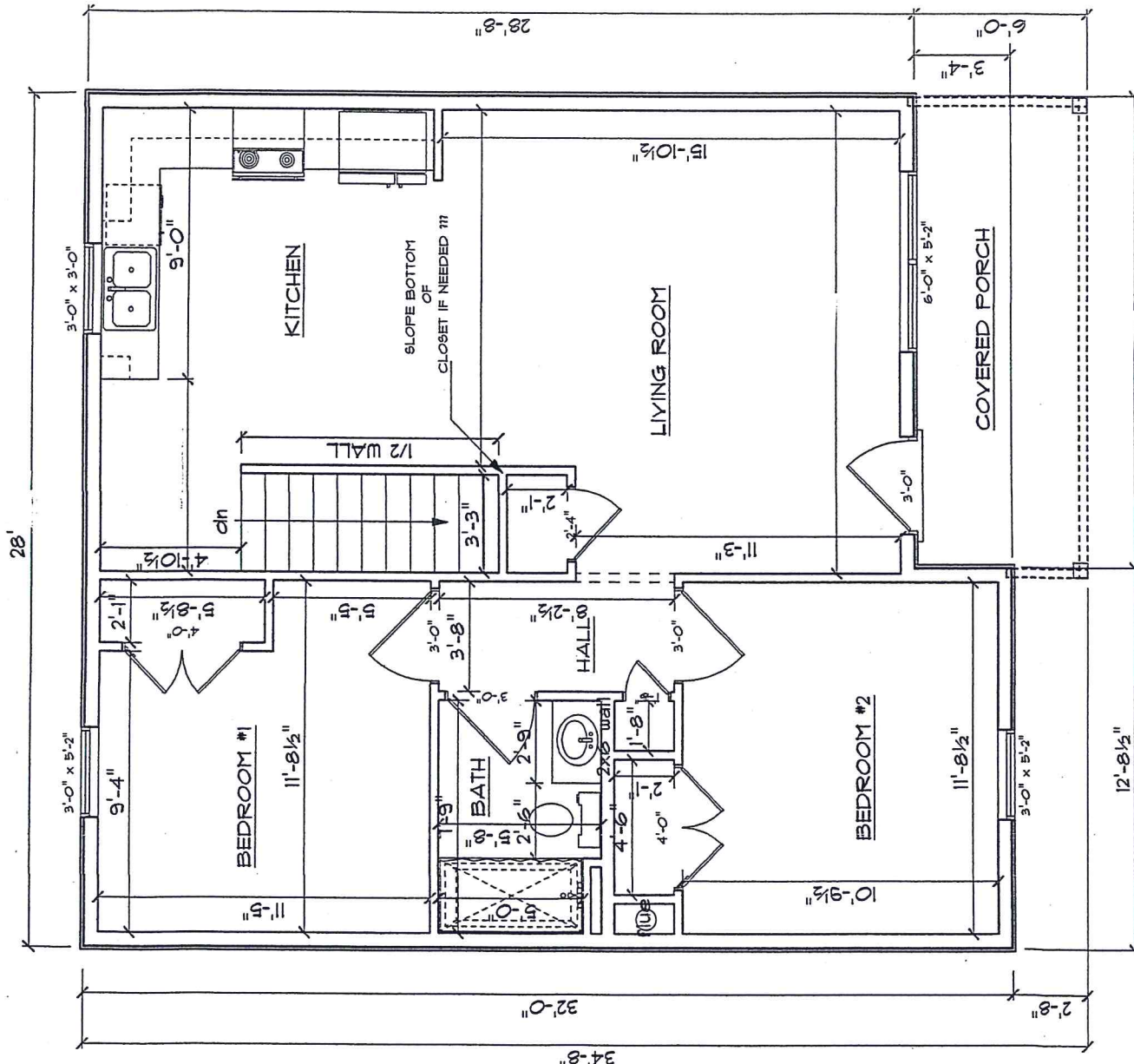
CKD. BY

SHEET 1 OF 1

JOB NO. 99-044







SQUARE FOOTAGE		
Main Floor:	858 SQ. FT.	
Basement Floor:	558 SQ. FT.	
Total:	1416 SQ. FT.	

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

